

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Dairy Wood, Deanfield Bank, Town Yetholm

TD5 8RH

**Guide Price £485,000**



Dairy Wood is a charming and deceptively spacious detached family home, tucked away in a peaceful and private location with stunning views of the Cheviot Hills. The property has a very well-proportioned layout, arranged over two floors and offers versatile and flexible living space. The accommodation comprises: vestibule, hall, lounge, dining kitchen, utility room, cloakroom/wc, large conservatory and double bedroom/study on the ground floor. Master bedroom with en-suite, three further bedrooms and bathroom on the first floor. Externally, the property boasts a large and extremely private garden, mainly laid to lawn with a pond and summerhouse. A large garage and drive provide ample private parking. Early viewing of this lovely property is an absolute must



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**GROUND FLOOR:**  
Vestibule  
Hall  
Lounge  
Dining Kitchen  
Utility Room  
Conservatory  
Downstairs WC  
Double Bedroom/Study

**FIRST FLOOR:**  
Large Landing  
Master Bedroom with En-Suite Shower Room  
Three Further Bedrooms  
Bathroom

Oil Fired Central Heating  
Double Glazing  
Solar Panels

Large Garden  
Summerhouse  
Shed  
Oversized Single Garage  
Drive



### Location

The rural village of Town Yetholm is situated around 7 miles from Kelso and has a thriving community. There are excellent local amenities located within the village including a primary school, post office, church, doctor's surgery, hotel, garage and petrol station, butcher, general store and tea room. There are numerous village societies and group activities with three well-used public hall venues. Secondary education and more comprehensive shopping facilities are available in Kelso. The area has lots to offer those with an interest in country pursuits and is an ideal location for fishing on the River Tweed or walking in the Cheviots.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water and electricity. Oil fired central heating, double glazing, solar panels.

### EPC

C

### Council Tax Band

G

### Viewing

Strictly by appointment with the Selling Agents

### Entry

By mutual agreement.



Interested in this property?  
**Call 01573 400399**

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Kelso, TD5 7HL  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**Dairy Wood, Deanfield Bank, Town Yetholm**

Approximate Gross Internal Area = 169.0 sq m / 1819 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID979148)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.